



Downtown Redevelopment Project

September 28, 2010

Introduction

- Downtown Redevelopment Project Team
 - City of San Marcos
 - David Healey, Capital Improvements Director
 - Jennifer Shell, P.E., Project Manager
 - Bain Medina Bain – Project Management Consultant
 - Carl Bain, P.E.
 - HNTB – Design Consultant
 - Dustin Elliott, P.E., Project Manager
 - Summer Lawton, RLA, Landscape Architecture



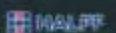
Project History

- 2005 – Project began as a drainage project with limited roadway repair and ADA sidewalk improvements
- 2007 – Project reduced to address drainage only and plans were completed in December 2008 for drainage only.
- 2009 – Study prepared by Halff Associates to expand the project to include street reconstruction, streetscape, and sidewalk improvements.
- 2010 – HNTB began design of downtown improvements based on Halff concept.





San Marcos Downtown - Streetcape Design



Project Now

- Drainage improvements throughout the project limits
 - New storm drain
 - Water quality improvements
- Pavement reconstruction throughout project limits
- Sidewalk and ADA improvements
- Streetscape improvements
 - Parking island additions
 - Intersection improvements
 - Landscape improvements



All Underground Utility Conversion shown will be designed at this time. It is anticipated that only portions within Street Reconstruction Limits shall be constructed as a part of this Project.



- LEGEND**
- PROPOSED DRAINAGE STREET AND STREETSCAPE IMPROVEMENTS
 - PROPOSED DRAINAGE AND STREET IMPROVEMENTS
 - PROPOSED PROJECT AREA ALLEY IMPROVEMENTS
 - PROPOSED UNDERGROUND UTILITY CONVERSION
 - HNTS PROPOSED WATER LINE
 - HNTS PROPOSED WASTEWATER LINE

Project Status

- Design Phase
 - HNTB preparing 30% design plans for submittal in late October 2010
 - Plan completion scheduled for May 2011
- Construction
 - Likely to be split up into phases
 - Funding availability to determine phase limits and scope
 - First phase construction to start in third quarter of 2011



Construction Expectations

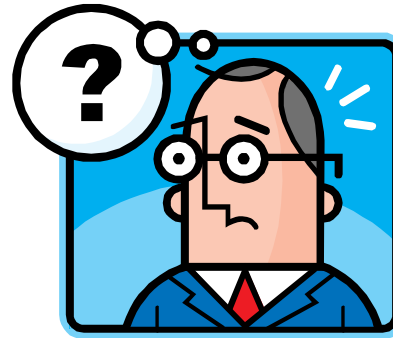


- The primary goal of construction scheduling is to reduce impact to businesses
 - Currently in preliminary phase of developing construction staging.
 - Roadways fully open evenings and weekends during utility installation phase
 - Access maintained to businesses throughout construction phase
 - Limited, scheduled access interruptions for construction directly in areas of business access
 - Off peak construction scheduling





Questions?



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Wrap up

- Please complete comment cards
 - Leave with us today
 - Return to CIP Department
 - Mail Into CIP Department
 - Email to cip@sanmarcostx.gov
- Engineers and City staff are available for questions following meeting
- We look forward to working with all parties to produce a successful project for all.

